

newspace

ARCHITECTURE

PLANNING STATEMENT

SINGLE STOREY EXTENSIONS & RELOCATED ACCESS AT
BARNFIELD EAST, NETHEREXE, EXETER, EX5 4DZ



Who & Why? **Client Information**

This statement has been prepared on behalf of the Giles family, who moved into their forever home in 2018. At the eastern elevation of the dwelling, there is a sub-standard conservatory which is leaking and not fit for purpose - a single storey extension is proposed in place of this conservatory (referred to as the Orangery). An additional, small extension is proposed at the north of the dwelling in order to provide sufficient utility space for the family. Finally, the vehicular access to the dwelling is situated on the western border of the site and offers tandem parking which is not convenient for the Giles family. It is proposed that this access is simply re-located to the Eastern border of the site to create two parking spaces alongside each other, with the existing front garden to be extended over the current access.

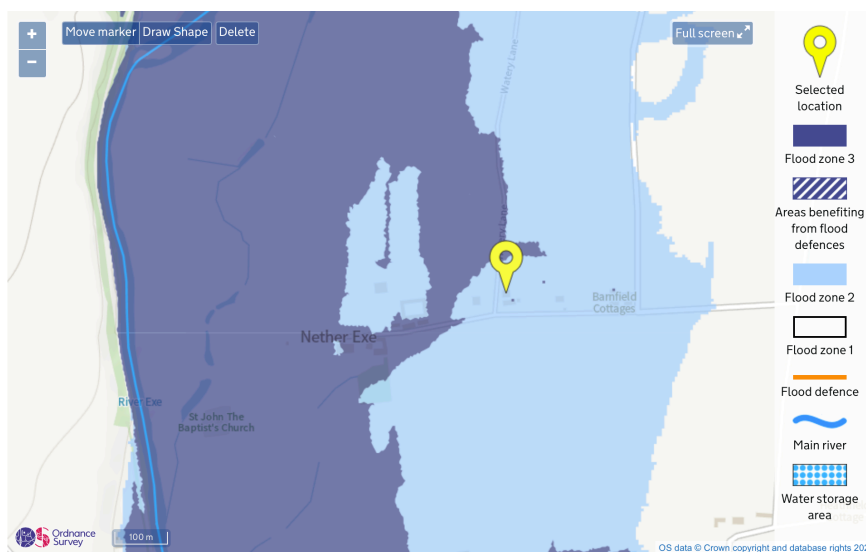
Where? **Site Description**

Summary

The dwelling is a semi detached house displaying beautiful Georgian style features and located in the small village of Netherexe.

Flooding

Netherexe itself is an area of flood risk, with the property itself falling within a Flood zone 2 area (please see flood map below).



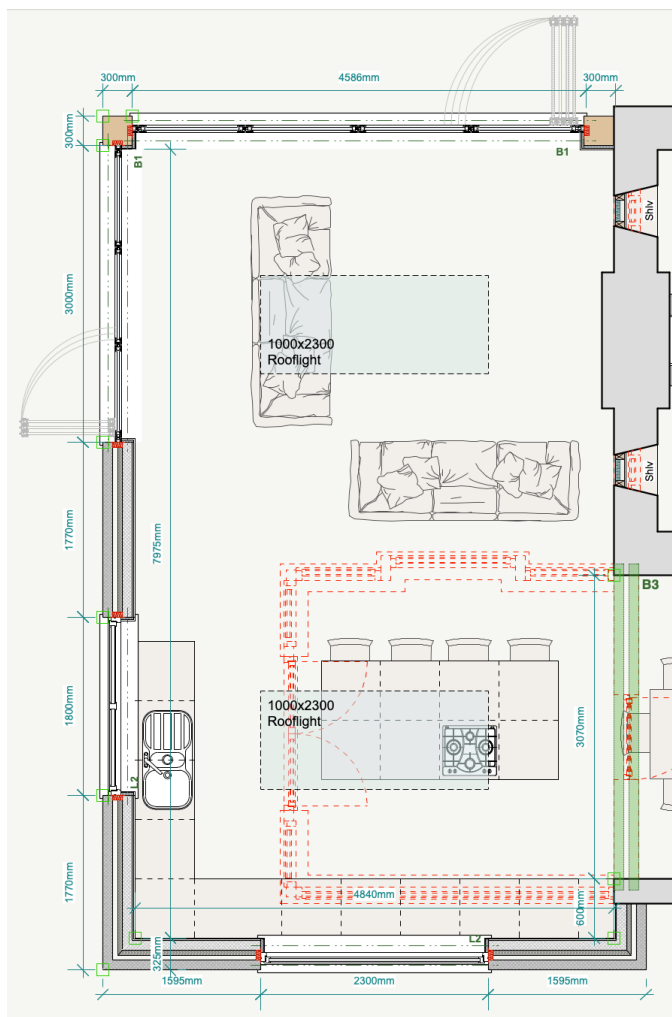
What? **Proposals & Justification**

Access and Layout

The kitchen is currently located on the western side of the dwelling at the rear of the house. This area of the property has the least access to natural light and does not provide any enjoyment of the south facing front garden. The proposed Orangery extension allows a modern layout with an open-plan kitchen diner and living space providing access and views to the southern aspect and garden. The existing kitchen will become a study, allowing the opportunity for home working which becomes ever-important at present.

The re-location of the current driveway to the Eastern border of the dwelling will further increase the full enjoyment of the garden directly from the newly created living space.

The current utility room is extremely narrow, leaving very little storage space available. The combination of this, along with a sub-standard construction, means that the room is mostly unusable other than for storage.



Scale and Form

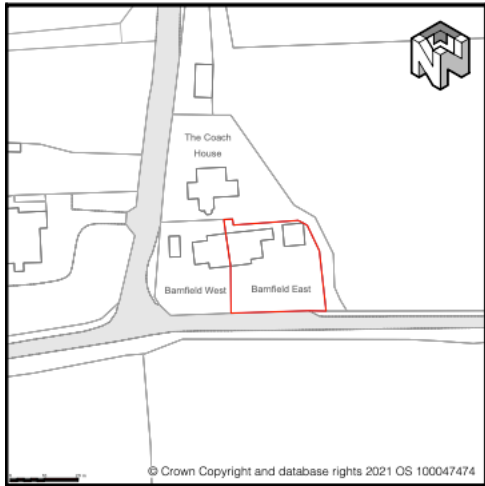
The proposed Orangery will extend to the maximum width permissible under permitted development rights and is 1.8 meters further than the existing conservatory. The extension will remain subservient to the original house and is also proportional to the size of the original house and its garden.

The Orangery extension will use materials that are not part of the original dwelling, which therefore does not conform with permitted development rights - hence this application. However the materials chosen do match the existing converted outbuilding that the extension is situated beside and allow the orangery to be read as a separate subservient extension contrasting against the original dwelling.

The proposed extension in place of the current utility will conform to permitted development guidelines in terms of scale and height. The modest increase in size (1.3m) will have a significant impact in providing a practical and useful utility area for the family rather than a wasted space.

Position and Privacy

The largest extension, the Orangery, is positioned to the East of the dwelling. As this extension protrudes across the depth of the house on the side furthest from neighbouring properties, sunlight and privacy to neighbours will be unaffected by this extension. The additional, smaller extension is located at the Northern elevation of the dwelling, therefore this extension will also not affect sunlight to the neighbour (Barnfield West). There are no windows on either side elevation of this extension so privacy is also protected. Please see the location plan below which supports this.



Location Plan
1:1250
Scale in metres 1:1250

Appearance and Materials

We do not believe that attempting to match the attractive exterior of the dwelling would do justice to the existing architecture. Therefore we believe that the choice of complimentary, contrasting materials are the best option in this case. As the existing garage / outbuilding has a timber clad exterior, it is proposed that the side and rear extensions reflect this appearance, achieving a unified and cohesive appearance of two finishing materials.



North Elevation
1:50

Final **Conclusions**

Based on the explanation above we believe that the proposed works will modernise and maximise the efficient use of space within the layout of this home whilst appreciating and complimenting the attractive external facade. As always, would love to know your own thoughts on the matter and would happy to answer any questions you might have.